

# Ward 1

## Neighborhood Advisory Board



### **DRAFT MEETING MINUTES** **Thursday ~ May 4, 2017** **Scheduled for 5:30 – 7:30 p.m.** **Reno City Hall Council Chambers** **One East First Street, Reno, NV 89501**

#### **MEMBERS**

Massimo Balestra  
Susan Burkhamer  
Jeff Current  
Mike Ginsburg  
Joseph Goodnight  
Susan Hoog (Vice-Chair)  
Zachary Kelley  
Kathleen Little-Bolotin (Chair)  
Chris Malloy  
Marlene Olsen  
Jana Vanderhaar

Council Liaison: Jenny Brekhus

Community Liaison: Barbara DiCianno

#### **1. Call to Order – Roll Call**

Chair Little-Bolotin called the meeting to order at 5:30 p.m. A quorum was established.

**Members Present:** Massimo Balestra, Mike Ginsburg, Susan Hoog, Kathleen Little-Bolotin, Marlene Olsen and Jana Vanderhaar

**Members Absent:** Susan Burkhamer, Jeff Current, Joseph Goodnight, Zachary Kelley and Chris Malloy

**Positions Vacant:** None

**City Council Liaison:** Jenny Brekhus

**Community Liaison:** Barbara DiCianno

**Also Present:** John Brown – Resident of Ward 1  
Kyle Chisholm – Planning Technician, City of Reno  
Thor Dyson – District Engineer, Nevada Department of Transportation  
Claudia Hanson – Planning Manager, City of Reno  
David Mieding – Basin Street Properties  
Chandeni Sendall – Deputy City Attorney, City Attorney's Office  
Janet Hartley – Resident of Ward 1

- 2. Public Comment –** *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the Chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

This agenda item was returned to following agenda item 6 since a member of the audience turned in a public comment form during agenda item 6.

\* Denotes **NON** action item

**3. Approval of Agenda – For Possible Action**

A. May 4, 2017

***It was moved by member Ginsburg seconded by member Balestra, to approve the agenda for the May 4, 2017 Ward 1 NAB meeting as presented. The motion carried: members Balestra, Ginsburg, Hoog, Little-Bolotin, Olsen and Vanderhaar assenting; members Burkhamer, Current, Goodnight, Kelley and Malloy absent; and no positions vacant.***

**4. Approval of Minutes – For Possible Action**

A. April 13, 2017 NAB Meeting Minutes

The following correction was noted for the April 13, 2017 Ward 1 NAB meeting minutes:

- The spelling of member Ginsburg's name should be corrected from Ginsberg to Ginsburg in the motion made for agenda item 9B on page seven

***It was moved by member Vanderhaar, seconded by member Olsen, to approve the minutes for the April 13, 2017 Ward 1 NAB meeting with the aforementioned change. The motion carried: members Balestra, Ginsburg, Hoog, Little-Bolotin, Olsen and Vanderhaar assenting; members Burkhamer, Current, Goodnight, Kelley and Malloy absent; and no positions vacant.***

**5. Announcements**

Community Liaison DiCianno made the following announcements:

- An online survey on Citywide policies will be available through May 19<sup>th</sup> at the [www.reimaginereno.us](http://www.reimaginereno.us) website
- A kickoff celebration for the year-long celebration of the 150<sup>th</sup> Anniversary of Reno will be held on Tuesday, May 9<sup>th</sup> from 4:30 p.m. to 6:30 p.m. at City Plaza

**6. Update and Discussion from Reno City Councilmember Jenny Brekhus (Approximately 10 minutes)**

Council Liaison Brekhus gave the following update:

- This is a busy time for City Council; recent topics have included the following:
  - Budget
  - Flooding issues
  - Downtown Plan
  - Master Plan
- There are challenges with the budget being tight for the upcoming 2017/18 fiscal year
  - There is currently less property tax than there was in 2008 due to capping of property taxes
- The City budget will be flat for the upcoming 2017/18 fiscal year
- Priorities for the budget include the following:
  - Addition of six police officers
  - Housing related work
  - An irrigation technician for the Department of Parks, Recreation and Community Services
- There is an anticipated mandate regarding use of body cameras on police officers
- Recreational marijuana is anticipated to be available beginning in the summer of 2017

- 2. Public Comment – Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the Chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.**

John Brown, resident of Ward 1 made the following public comment:

- He is a resident of the condominiums located across the street from Idlewild Park
- He has observed numerous children and adults going close to the edge of the Truckee River which is flowing dangerously fast
- He asked for the City to consider temporary signs warning of the danger of the Truckee River flow
- The fast river flow poses a danger to the public including tourists who may not be familiar with the dangers of the river

## **7. Presentations (Approximately 60 Minutes)**

1. Quarterly Reno Police Department update – Lt. Scott Shaw, RPD

Lt. Shaw was unable to attend the meeting due to a call for service.

2. Presentation on road management, miles per hour (MPH) determination and maintenance responsibilities for NDOT roads in Ward 1 – Jae Pullen, NDOT

Jae Pullen, engineer with the Nevada Department of Transportation (NDOT), gave a presentation on road management, miles per hour (MPH) determination and maintenance responsibilities for NDOT roads in Ward 1 which included the following:

- Mr. Pullen introduced Thor Dyson, District Engineer with NDOT who was also present at the meeting to answer questions
- There are not many NDOT roads in Ward 1
- There is a total of 13 miles of road in Ward 1
  - The largest portion is a 4.7 mile stretch of Interstate 80 (I-80)
  - State route 659 – West McCarran Boulevard from Mae Anne to Skyline Boulevard – 4.7 miles
  - West Fourth Street – I-80 exit #8 to West McCarran – 3.2 miles
- Priorities of routes include the following from greatest to least:
  - Interstate roads
  - U.S. routes
  - State routes
  - Frontage roads
- Maintenance Costs
  - Maintenance Management System (MMS) Codes
    - Normal maintenance
    - Act of nature
    - Accidents
    - Graffiti
  - Maintenance Costs in Ward 1 in the past year:
    - I-80 – highest costs - \$221,000
    - State Route 659 – McCarran Boulevard - \$52,000
    - State Route 647 – Fourth Street - \$29,000
- If the public notices an issue, they can submit a project request at the [www.nevadadot.com](http://www.nevadadot.com) website
- Speed determination is based on the observed 85<sup>th</sup> percentile
  - Speeds on corridors are recorded
  - The 85<sup>th</sup> percentile is considered; 85 out of 100 will travel at this speed or lower
  - The posted speed will be 5 miles per hour from the 85<sup>th</sup> percentile

Council Liaison Brekhus had the following questions and comments:

- Who is responsible for law enforcement in the Keystone Bridge area?
  - Mr. Dyson replied that each year the NHP and RPD meet to settle jurisdiction areas
  - The areas of jurisdiction change slightly each year based on staff and funding
  - The RPD and NHP will respond to calls in the Keystone Bridge area

\* denotes **NON** action item

- There are motorcycle racing and roadway condition issues on McCarran between Mayberry and Caughlin
  - Racing issues fall to the RPD
- How often is the Keystone Bridge inspected?
  - The bridge is inspected every two years

Mr. Dyson made the following comments:

- Projects in Ward 1 are in the queue for future work, but NDOT receives less gas tax funding than in the past due to hybrid and electric cars
- If the public observes a problem, they can report it to NDOT or to Reno Direct and NDOT will send out an inspection team
- A speed study can result in speeds being adjusted upward or downward
  - A speed limit is adjusted based on the 85<sup>th</sup> percentile of observed speeds

The NAB members and audience had the following questions and comments:

- Member Hoog commented that there was a fatal accident on McCarran between Mayberry and Plumb where the road curves
  - A member of the audience reported that the concrete siding on the underside of the Keystone Bridge is cracked and in very bad shape
3. Presentation and update regarding adult business license ordinance – Claudia Hanson, City of Reno

Claudia Hanson, Planning Manager for the City, introduced Chandeni Sendall, Deputy City Attorney.

Ms. Sendall gave a presentation titled Proposed Adult Business Ordinance Amendments which included the following:

- In 2015, City Council was given direction to review existing adult business related code and existing studies regarding secondary effects occurring around adult businesses and to obtain public input regarding adult businesses
- The City is seeking feedback from the NAB members and the public on this adult business ordinance
- Draft code is available online at the [www.reno.gov](http://www.reno.gov) website under Community Development
- Freedom of speech and expression is protected by the First Amendment
- Relevant findings include that the City can restrict locations of adult businesses to prevent secondary effects
- Secondary effects of adult businesses include personal and property crimes, prostitution, drug use and trafficking, decreases in property values and urban blight
- Alcohol further exasperates secondary effects
  - Alcohol is not protected under the Constitution
- Based on feedback regarding the Reimagine Reno Master Plan, the public desires a cleanup of the downtown area

Ms. Hanson continued the presentation which included the following:

- The purpose of the proposed adult business ordinance amendments is to reduce secondary effects of adult businesses
- In April of 2016, direction was received from City Council for the following:
  - Eliminate the presence of alcohol in areas where it would most impact the surrounding community within two years of the adoption of an ordinance
  - Limit exterior signs/displays to not depict activity taking place inside of adult businesses
- A map of eight current adult business locations was shown
  - One of the eight locations met requirements for a location which impacts the surrounding community
  - Seven of the eight adult businesses are located in redevelopment areas

- A map of allowable zoning areas which meet spacing criteria for adult businesses was shown:
  - 143 parcels
  - 554 acres of land
- Currently, City staff is proposing the following amendments to the adult business ordinance:
  - Eliminate the presence of alcohol in non-conforming locations within six months of ordinance adoption
  - Limit exterior signs/displays to not depict activity taking place inside of adult businesses within six months of ordinance adoption
  - Digital signs not be allowed at adult businesses
  - Adult businesses would not be allowed in redevelopment areas; businesses would have two years to move to an allowable zoning location
- Next steps in 2017 include the following:
  - May/June – Stakeholder outreach to businesses and community groups and NABs for feedback regarding the amendments to the adult business ordinance
  - July – Preparation of a final draft ordinance
  - August – City Council public hearing/final direction
  - September – Planning Commission review
  - October/November – Adoption by City Council
- The following contact information was provided:
  - Claudia Hanson, Planning Manager, Community Development
    - Email: [hansonc@reno.gov](mailto:hansonc@reno.gov)
    - Phone: 775-334-2381
  - Chandeni Sendall, City Attorney, City Attorney's Office
    - Email: [sendallc@reno.gov](mailto:sendallc@reno.gov)
    - Phone: 775-334-2073

The NAB members and audience had the following questions and comments:

- Is pushback from adult businesses expected?
  - Yes, litigation from adult businesses is expected
- What if all the adult businesses move to one area?
  - City code includes spacing requirements regarding the distance between adult businesses

Council Liaison Brekhus left the meeting during the discussion of the development project in agenda item 8A.

**8. Development Projects** – *Following presentations by a City of Reno planner and/or the project's developer or representative, NAB members and the public will have the opportunity to ask questions about the project and provide feedback. The NAB will not take any action on development projects. NAB members and the public are encouraged to fill out the development project review form with their input. All development project review forms submitted to the community liaison at the NAB meeting or via the online form (<https://goo.gl/05EmGG>) will be submitted to the Reno Planning Commission for consideration in the development review process. All forms must be submitted two weeks in advance of the Planning Commission meeting for input to be included in Planning Commission materials.*

- A. LDC17-000059 (Anytime Fitness – 50 W. Liberty Street) - A request has been made for a special use permit to operate a fitness center between the hours of 11:00 p.m. and 6:00 a.m. The ±6,646 square foot tenant space is located on the first floor of a larger commercial/office tower located on the southwest corner of South Virginia Street and West Liberty Street within the Mixed Use/Downtown Reno Regional Center/California Avenue District (MU/DRRC/CALI) zone. The site has a Master Plan land use designation of Special Planning Area/Downtown Reno Regional Center Plan/California Avenue District. PLANNER: Jeff Borchardt, Associate Planner

CONTACT NUMBER: (775) 677-6882

EMAIL: [borchardtj@reno.gov](mailto:borchardtj@reno.gov)

WARD BOUNDARY: Ward 1

APN: 011-183-15  
NEIGHBORHOOD ADVISORY BOARD MEETING DATE: May 4, 2017  
PLANNING COMMISSION HEARING DATE: June 8, 2017

David Mieding from Basin Street Properties gave a presentation on this project which included the following:

- The project site is a vacancy located at the corner of Virginia and Liberty at 50 West Liberty Street on the ground floor
- The site has been leased to Anytime Fitness
- This is a request for a Special Use Permit (SUP) to operate between the hours of 11:00 p.m. and 6:00 a.m.
- A zoning map of the surrounding area was shown
  - The site is surrounded by commercial businesses
- A site plan for this project was shown
- Parking for Anytime Fitness will be available in the parking garage at 50 West Liberty Street
- There are no traffic concerns regarding this project
  - Peak operational times are estimated to be between 6:00 a.m. to 8:00 a.m. and 4:00 p.m. to 8:00 p.m. which are before and after regular business hours
- Four to seven customers per hour are expected during the 11:00 p.m. to 6:00 a.m. hours
- Proposed signage was shown for this project
  - The sign will be located on the building
- There are no light or noise concerns
  - No exterior noise is expected
  - Windows front Virginia and Liberty Streets; light is not a concern

Kyle Chisholm, Planning Technician for the City, continued the presentation which included the following:

- The use of this project is permitted
- An SUP is needed for the overnight operational hours between 11:00 p.m. to 6:00 a.m.
- The project site is surrounded by commercial property uses

The NAB members and audience had the following questions:

- What if someone at the gym has a medical emergency during the overnight hours?
  - The answer to this question was unknown
- Will there be security in the parking lot during overnight hours?
  - Yes, the parking garage has 24-hour security

Council Liaison Brekhus returned to the meeting following the conclusion of agenda item 8A.

- 9. Development Project Updates** - *The following items are to provide an update on action taken by the Planning Commission and/or City Council on development projects previously heard by the Ward 1 NAB. NAB and public comments were submitted via the development project review form to the Reno Planning Commission.*

None at time of posting.

**10. Board Discussion and Action Items – For Possible Action**

- A. Review and discussion regarding proposed improvements at Yori Park and in Yori/Grove neighborhoods.

This agenda item was moved to the next meeting.

- 11. Old Business – Updates on Previously Heard Agenda Items or Questions Brought Up by the Ward 1 NAB:**

\* denotes **NON** action item

- A. Update on Ward 1 infrastructure and resiliency efforts, including those in the 2040 Regional Transportation Plan (*standing item*).

A handout listing the priority of projects included in the RTC's 2040 Plan was distributed to the NAB members. The listing included projects located in Ward 1 as well as in other areas of the City.

Council Liaison Brekhus gave an update regarding RTC projects in Ward 1 which included the following:

- RTC projects must be on busy streets
- In 2016, she wrote a letter to the RTC advocating local road construction
- She recommended that funding be set aside for local road improvements
- Improvements have already begun on Forest Street
- She is pushing for safety improvements at Fourth Street and Washington where there have been two past fatalities

**12. Identification and Prioritization of Items to be Placed on a Future Agenda of the Ward 1 Neighborhood Advisory Board for Discussion and/or Potential Action – For Possible Action**

The following future agenda items were identified:

- Quarterly update from the RPD
- Member Vanderhaar requested a presentation from One Truckee River
- Review and discussion of the April 17, 2017 Joint NAB meeting
- NAB membership

- 13. Public Comment** – *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a **Request to Speak** form to the Chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters or staff members.*

None.

**14. Adjournment – For Possible Action**

***It was moved by member Balestra, seconded by member Hoog to adjourn the meeting at 7:34 p.m. The motion carried: members Balestra, Ginsburg, Hoog, Little-Bolotin, Olsen and Vanderhaar assenting; members Burkhamer, Current, Goodnight, Kelley and Malloy absent; and no positions vacant.***